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NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT DEPARTMENT (H2)

DRAFT VARIATION TO THE CONFIRMATION OF CHANGE OF LAND USE FROM RESIDENTIAL USE TO COMMERCIAL USE IN RAVADA (V), PARWADA MANDAL, VISAKHAPATNAM DISTRICT.

[G.O.Ms.No.274, Municipal Administration and Urban Development (H2), 18th July, 2017.]

APPENDIX

NOTIFICATION

The following variation to the land use envisaged in the Master Plan of Visakhapatnam which was sanctioned in G.O.Ms.No.345, Municipal Administration & Urban Development (H2) Department, Dated:30.06.2006, is proposed in exercise of the powers conferred by Sub-section (1) of Section (15) of Andhra Pradesh Metropolitan Region and Urban Development Authority Act, 2016.

VARIATION

The site is falling in Town Survey No.l61/lp,2p of Ravada (V), Parwada Mandal, Visakhapatnam District and measuring an extent of 2042.04 Sq. Mts. The boundaries of which are given in the schedule below, which was earmarked for Residential Use in Master Plan of Visakhapatnam Metropolitan Region sanctioned in G.O.Ms.No.345, Municipal Administration & Urban Development (H2) Department, Dated:30.06.2006 is now designated as Commercial Use by variation of change of land use, which was shown in Visakhapatnam Metropolitan Region and which is available in the office of the Visakhapatnam-Kakinada Petroleum, Chemical & Petro- chemical Investment Region Special Development Authority (VK-PCPIR - SDA), Visakhapatnam, subject to the following conditions; namely:-

1. the applicant shall obtain approval of building plans for construction of buildings from Greater Visakhapatnam Municipal Corporation, Visakhapatnam duly paying necessary charges to Greater Visakhapatnam Municipal Corporation, Visakhapatnam and in the office of the Visakhapatnam-Kakinada Petroleum, Chemical & Petro-Chemical Investment Region Special Development Authority(VK-PCPIR - SDA), Visakhapatnam as per rules in force.
2. the title and Urban Land Ceiling / Agricultural Land Ceiling aspect shall be scrupulously examined by the concerned authorities i.e., in the office of the Visakhapatnam-Kakinada Petroleum, Chemical & Petro-Chemical Investment Region Special Development Authority(VK-PCPIR - SDA), Visakhapatnam /Greater Visakhapatnam Municipal Corporation before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
3. the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
4. the change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976. The change of land use shall not be used as the proof of any title of the land.
5. the above change of land use is subject to the condition that may be applicable under the Urban Land Ceiling, Act, 1976 and A.P. Agriculture Ceiling Act.
6. any other conditions as may be imposed by Vice Chairman, in the office of the Visakhapatnam-Kakinada Petroleum, Chemical & Petro-Chemical Investment Region Special Development Authority (VK-PCPIR - SDA), Visakhapatnam.

SCHEDULE OF BOUNDARIES

North : Existing 14.32 Mts.in NTPC Road(proposed to 45 Mts. as per Govt. Memo) leads to Mutyalampalem Beach (M.P. Road effected widening portion as shown in the Plan)

South : Vacant land of Sri K.Kannam Naidu & Existing zinc sheet shed

East : Vacant land of Sri K.Kannam Naidu

West : Existing 19.20 Mts. wide GPY road proposed to 60 MTs. wide as per VMR Master Plan .(M.P. Road effected widening portion as shown in the Plan)

R.KARIKAL VALAVEN,
Principal Secretary to Government.

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